



**MEETING MINUTES
BOARD OF SUPERVISORS, COUNTY OF MONO
STATE OF CALIFORNIA**

SPECIAL MEETING

January 2, 2008

**This meeting was held in Mammoth Lakes
Minaret Village Mall (437 Old Mammoth Road)
Suite Z, Town Council Chambers**

2:00 p.m. Meeting Called to Order by Chairman Hazard

Pledge of Allegiance led by David Wilbrecht, CAO

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD

No one spoke.

CLOSED SESSION

Closed session from 2:05 p.m. through 2:10 p.m.; reconvened at 2:10 p.m.

- 1)** CONFERENCE WITH REAL PROPERTY NEGOTIATORS. Government Code section 54956.8. Property: that certain parcel in the Town of Mammoth Lakes, bounded by Highway 203, Sierra Park Road, and Mammoth Hospital. Agency negotiators: Dave Wilbrecht, Marshall Rudolph, Evan Nikirk, Brian Muir, and Mark Magit. Negotiating parties: Mono County, the Town of Mammoth Lakes, and the Judicial Council/Administrative Office of the Courts. Under negotiation: Terms of Purchase and Sale Agreement with Administrative Office of the Courts.

The Board had nothing to report from closed session.

REGULAR AGENDA

BOARD OF SUPERVISORS

- 2) Review of items associated with the Purchase and Sale Agreement of the Sale of a portion of the "Church Parcel" to the California Judicial Council Administrative Office of the Courts **(David Wilbrecht and Mark Magit)**
- M08-001**

ACTION: (1) Approve items associated with the sale of a portion of the Church Parcel to the Judicial Council Administrative Office of the Courts. (2) Authorize the County Administrative Officer to negotiate terms on behalf of the County and execute all necessary documents to fulfill the terms and conditions of the Purchase and Sale Agreement. (3) Approve lease agreement Exhibit F to the Land Acquisition Agreement.

(Hunt/Farnetti, 3-0; Bauer and Reid absent)

David Wilbrecht: Acquisition of the "Church Parcel" by the Town, County, and Hospital has now been completed; the County owns the northern 1/3, which abuts Highway 203 and Sierra Park Road. The Administrative Office of the Courts has a building project that will be constructed on a portion of the parcel. Recently, the Board agreed to sell 52,000 square feet to the AOC; the AOC is purchasing a portion of the lot from both the Town and County. Project design standards will match the Town's standards, and the design review documents are part of the purchase and sale agreement. Also, a new public safety building may be built south of the AOC. The last remaining part of the deal is a lease agreement for parking. Eventually a parking structure will be constructed, but in the interim, about 45,000 square feet of land will be used for parking (location to be determined). The Board desires to have the parking situated in the southern portion of the parcel; County staff will work with the Town and the AOC to locate parking adjacent east, or adjacent and southeast. The Board's action today is to approve the lease for the parking; the finalization process will take several months, including a CEQA review and design review. The matter will then come back to the Board.

Supervisor Farnetti asked about the cost of repairs and maintenance of the parking—the agreement specifies that the lessee will pay 50%, who will pay the other 50%? He also asked about the revenue generated from the AOC lease—who will get it? Mark Magit said if the Town and County use the parking for public purposes, they will share in the maintenance of the lot. It is premature to specify the County's share of the cost because it will be based on usage. Regarding revenue, it will go to the lessor (both the Town and County); the details still need to be worked out.

Supervisor Hunt asked how quickly the Town will construct its safety facility. Public perception is that the project is frivolous, however, it will save the Town and County money in the long run and the sooner it is operational, the sooner the public will see the benefit of the project. Wilbrecht said the Town has moved forward with the design, but he did not know the exact timing because they are waiting for DIF revenue to help fund the project. He believes the Town would like to start as soon as possible.

ADJOURNED: 2:30 p.m.

Before adjourning, David Wilbrecht reported on the following: Attended an EOC (Emergency Operation Center) meeting this morning with Chairman Hazard, public agencies and private entities, to discuss preparation for the impending storm. The storm is supposed to come in three waves: light snow Thursday-Friday, heavy snow on Friday, and another wave on Sunday. They discussed how to manage emergencies and visitors; overall the agencies are well prepared for the situation. Shelters will be prepared but the length of the storm will determine the difficulty of managing the shelters. The biggest concern is road closures.

The County plan is as follows: Will use the reverse 911 system to alert people. The CAO will notify departments that County offices will be open for business, but if offices must close, they will need to cancel appointments. The thought is that if staff can't travel to work, it will be difficult for clients to travel. Regarding access on the Lee Vining bypass road, the agreement is in place and County crews will open the bypass after Caltrans opens 395. The bypass road is meant for emergency access only; there is some question about accessibility to big rigs.

Chairman Hazard said that Mono County is in good hands with all the entities involved. The unknown variable is the wind, and whether or not visitors will get trapped in town, or trapped while traveling.

Mono County Board of Supervisor's next regular session will be on **January 8, 2008**, at the hour of 9:00 a.m. in the Board Chambers, County Courthouse, Bridgeport, California.

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